

Claridge Pointe Homeowners Association

2019 Revised Rules and Regulations

Rule 7: Failure to Obtain Approval for Architectural Changes

Rule 7.1 Committee Members

Basis: CC&R Article 3.1, 3.2, 3.3, 3.4, 3.5, & 3.6

The Board acts in the capacity of the Architectural Committee.

Rule 7.2 Submission Process

Basis: CC&R Article 3.1, 3.2, 3.3, 3.4, 3.5, & 3.6

Except as provided below, when a homeowner desires to make an architectural change, improvement, construction or modification of any kind to his or her property such as any physical change to the property which is clearly visible, that homeowner must obtain approval from the Architectural Committee. The homeowner must submit an application by using an Architectural Review Form. Please visit the website for a copy of this form. <http://www.claridgepointe.com/paintingrules.html>

All applications properly prepared and completed shall be submitted to the community management company at least one week prior to a Board meeting. The correct information concerning the community management company may be found at: <http://www.claridgepointe.com/management.html>.

If a homeowner wishes to paint his or her home, he or she is NOT required to submit an Architectural Review Form provided that the paint color is selected from the approved color chart which is on file at the community management company. The rules concerning painting and paint colors may be downloaded from our Community Web site. <http://www.claridgepointe.com/paintingrules.html>

Rule 7.3 Submission Timeline

Basis: CC&R Article 3.1, 3.2, 3.3, 3.4, 3.5, & 3.6

For properly submitted and complete Architectural forms, the Board will disapprove or approve within 30 days of such application.

Rule 7.4 Architectural Committee Approval/Disapproval

Basis: CC&R Articles 1.3, 1.25, 3.1, 3.2, 3.3, 3.4, 3.5, & 3.6

All improvements, changes, modifications, and construction must be approved before any work is commenced. Any homeowner who fails to obtain Architectural Committee written approval by proper submission of Architectural Review Form or by following the paint guidelines or whose application was disapproved will be required to stop any project and obtain Architectural Committee approval. If the proposed improvement is disapproved, such improvement must be removed and the property returned to its original condition. Upon receipt of notification that there is no written approval for any improvement the Board shall conduct a hearing unless the homeowner notifies Management in writing, within thirty [30] days that the violation has been

Rule 7.4 Architectural Committee Approval/Disapproval {Continued}

corrected, or respond in writing to Management within thirty [30] days that the deficiency has been acknowledged and providing a commitment date showing or explaining when the violation will be corrected.

Failure of the homeowner to respond in one of the above described options may result in assessment of a fine at the hearing in an amount up to \$100 being included in the billing statement mailed out for the month following the expiration of the thirty [30] days' notice. An additional fine in an amount up to \$100 will be included on the monthly billing statement each month until the deficiency is corrected.

A \$100.00 fine may be assessed for this violation and the homeowner will be required to remove all construction, improvements, changes or modifications.

Rule 7.5 Outbuilding Construction

Basis: CC&R Articles 1.10, 3.1, 3.2, 3.3, 3.4, 3.5, & 3.6

All homeowners are required to file an Architectural Review Form for the construction of a garage or any other type of outbuilding. **A \$100.00 fine may be assessed for this violation and the homeowner will be required to undo the project.**

Rule 7.6 Adverse Effects on Adjoining Property

Basis: CC&R Articles 1.12, 3.1, 3.2, 3.3, 3.4, 3.5, & 3.6

Homeowners are prohibited from the use of any lot or structure within Claridge Pointe on the Greens that shall adversely affect the use, value, occupation, and enjoyment of any adjoining property or the general neighborhood, within the sole discretion of the Architectural Committee. **A \$100.00 fine may be assessed for this violation and the homeowner will be required to remove any such condition and restore the property to its original condition.**

Rule 7.7 Excavations

Basis: CC&R Articles 1.13, 3.1, 3.2, 3.3, 3.4, 3.5, & 3.6

No excavation or drilling for mineral, stone, gravel, petroleum or earth shall be made upon any lot or parcel other than excavations necessary for construction purposes relating to main dwelling unit, garage, outbuildings, utilities, drainage, concrete work and/or pool, and for the purpose of contouring, shaping, fencing, landscaping and generally improving any lot or parcel as may be determined by the Architectural Committee. **A \$100.00 fine may be assessed for this violation and the homeowner will be required to remove any such condition and restore the property to its original condition.**

Rule 7.8 Fences

Basis: CC&R Articles 1.15, 3.1, 3.2, 3.3, 3.4, 3.5, & 3.6

Before construction, all homeowner fencing, no matter the size, height, or material type, must receive approval by the Architectural Committee. All homeowner fencing, no matter the size, height, or material type, shall comply with the harmony guidelines and height restrictions as may be determined by Architectural Committee. Masonry or cinder block walls **MUST** be faced with a stone veneer or other aesthetically pleasing finish which shall comply with the harmony guidelines and height restrictions as may be determined by the Architectural Committee. The perimeter fence owned and maintained by the Association is not subject to this Rule 7.8. **A \$100.00 fine may be assessed for this violation and the homeowner will be required to remove the non-conforming fence.**

Rule 7.9 Utilities

Basis: CC&R Articles 1.18, 3.1, 3.2, 3.3, 3.4, 3.5, & 3.6

All utility connections and service lines to each individual lot, dwelling unit, garage or outbuilding will be installed underground, including electric service, irrigation piping, water service, gas service, sewer, cable TV, and telephone cable, in accordance with accepted construction and utility standards. Any utility connection and service line which is not in compliance will be subject to a fine. **A \$100.00 fine may be assessed for this violation and the homeowner will be required to remove the non-conforming utilities.**

Rule 7.10 Building Height Restrictions

Basis: CC&R Articles 1.21, 3.1, 3.2, 3.3, 3.4, 3.5, & 3.6

No building, residence, garage, or outbuilding structure of any kind will have more than a single level, except fireplace chimneys and flues which may extend up to five [5] feet above the ridge line of the roof. No coolers shall be installed on or through the roof or the front side of the home or any side of the home that may be visible from the street. In the event that these rules pose a hardship, the Architectural Committee, at its sole discretion, may allow minor variations in these restrictions. **A \$100.00 fine may be assessed for this violation and the homeowner will be required to remove the non-conforming improvement.**

Rule 7.11 Construction Standards

Basis: CC&R Articles 1.23, 3.1, 3.2, 3.3, 3.4, 3.5, & 3.6

Homeowners are prohibited from installing any siding, roofing, window coverings, or any other visually obvious change to their home without the specific prior written approval of the Architectural Committee. Except for patio covers and window coverings specifically allowed in the sole discretion of the Architectural Committee, metal roofing, corrugated metal roofing, plastic roofing, industrial type metal roofing and metal siding are prohibited. Siding construction material which is “hung” as a method of installation is prohibited. **A \$100.00 fine may be assessed for this violation and the homeowner will be required to remove the non-conforming roofing or siding.**